

19a Pingate Lane

Cheadle Hulme, Cheshire, SK8 7LX



mosley jarman



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£500,000

Video Tour Available - A refurbished and re-modelled detached cottage built of attractive 'Cheshire Brick' elevations. Situated in a convenient location within walking distance of Thorn Grove Primary School and Cheadle Hulme High School as well as having nearby access to the A34 and both Bramhall and Cheadle Hulme Villages. The accommodation includes; living room (with under stairs storage and gas fire), stunning dining kitchen (re-fitted with modern 'Shaker' style units, Quartz work surfaces and a large central island with storage and integrated appliances), orangery (with a glass roof lantern and French doors opening to the garden), utility room (with space for washer/dryer and downstairs w.c). To the first floor there is a landing (with loft access via a pull down ladder to a partly boarded loft with light and power), large master bedroom (with bespoke fitted wardrobes and en-suite shower room), two further good-sized bedrooms and a family bathroom.



- A refurbished and re-modelled detached cottage
- Two bathrooms (one en-suite)
- Attractive 'Cheshire Brick' elevations
- South west facing garden
- Utility Room and downstairs wc
- Three double bedrooms,
- Two reception rooms
- Beautifully presented throughout
- School Catchment for Cheadle Hulme High School
- Off road parking



The Location

The property is well located in a convenient location within easy reach of Bramhall and Cheadle Hulme villages and is within the school catchment to Thorn Grove Primary School and Cheadle Hulme High School. Cheadle Hulme is a suburb in the Metropolitan Borough of Stockport with an excellent range of bars, shops and restaurants and many of its public and private schools are highly sought after. Cheadle Hulme train station provides direct links to Manchester City Centre which is 8 miles away. The A34 provides excellent transport links to the local motorway network and Manchester Airport.

The Grounds and Gardens

To the front of the property there is a driveway which provides off road parking for 3-4 cars and there is a private landscaped southwest facing garden to the rear.

Important information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Cheshire brick built with tiled roof

Flood Risk - Low Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter- tbc

Freehold

Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three*
Mobile providers- Mobile coverage at the property available with all main providers*. (Some limited indoor coverage).

* Information provided by Ofcom checker and isn't guaranteed.

Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

** Information provided by GOV.UK

Postcode: **SK8 7LX**

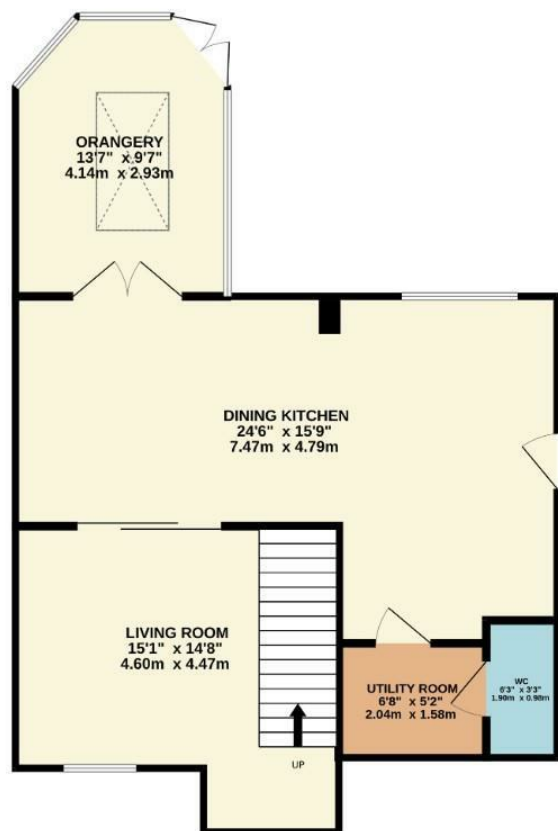
What 3 Words: **cafe.storm.arts**

Council Tax Band: **D**

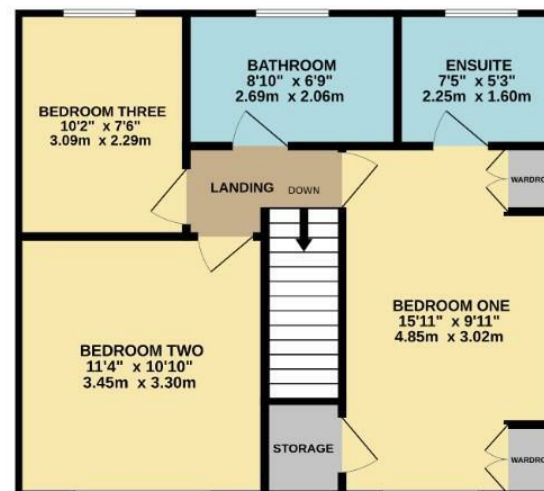
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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